

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES

TUESDAY, APRIL 21, 2015 - 7:00 PM

Chair Hurt called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Hurt, Goldfarb, Macdonald, Mates, McCune, Simpson
Commissioners Absent: Kim

Staff Present: Community Development Director de Melo, City Attorney Rennie, Senior Planner DiDonato, Associate Planner Gill, Recording Secretary Turning

2. COMMUNITY FORUM – None

3. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT

April 28, 2015 City Council Liaison: Commissioner Macdonald

Alternate Liaison: Commissioner Simpson

4. CONSENT CALENDAR

A. 513 Cambridge Street-Final Landscape and Hardscape Plans

MOTION by: Commissioner MacDonald, seconded by Commissioner Simpson to move the Resolution of the Planning Commission of the City of Belmont Approving a Final Landscape and Hardscape Plan at 513 Cambridge Street (Appl. No. 2014-0061)

Ayes: McDonald, Simpson, Mates, McCune, Goldfarb, Hurt
Noes: None

Motion passed 6/0

5. PUBLIC HEARINGS

A. PUBLIC HEARING - 1800 Pine Knoll Drive

To consider a Single Family Design Review to construct a 1,315 square foot addition to the existing 1,358 square foot single family residence for a total of 2,673 square feet that is below the zoning district permitted 2,801 square feet for the site.

(Appl. No. PA2015-0001)

APN: 044-064-010 Zoned: R-1B – Single Family Residential

CEQA Status: Categorically Exempt, Section 15301, Class 1(e)(2)(a&b)

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Applicant: Bhram Mozayeny for Vector Vision
Owner: Brian & Felicia McCarthy
Project Planner: Rob Gill, (650) 598-4204, rgill@belmont.gov

Chair Hurt confirmed that no one on the commission had ex-parte communications with anyone on this project.

Associate Planner Gill summarized the report, Planner Gill and Applicant Mozayeny responded to questions of the Commission.

No one from the public requested to speak on this item.

Discussion ensued.

Chair Hurt noted the item can be appealed to the City Council within 10 calendar days.

MOTION by: Commissioner Goldfarb seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont approving a Single Family Design Review at 1800 Pine Knoll Drive (PA2015-0001).

Ayes: Goldfarb, Mates, Simpson, McCune, MacDonald, Hurt
Noes: None

Motion passed 6/0

B. PUBLIC HEARING – 1001 and 1041 Old County Road (699 Ralston Avenue)

To consider a Conditional Use Permit, Grading Plan, Tree Removal Permit, and Design Review to construct a new gasoline station, food mart and carwash. (Appl. No. 2014-0064)

APN: 040-332-140 & 040-332-230; Zoned: C-3 and C-4 (Highway & Service Commercial)

CEQA Status: Adopted Mitigated Negative Declaration

APPLICANT: Muthana Ibrahim

OWNER: Jon Greco

PROJECT PLANNER: Damon DiDonato, (650) 637-2908, ddidonato@belmont.gov

Chair Hurt confirmed that no one on the commission had ex-parte communications with anyone on this project.

Senior Planner DiDonato summarized the report, Planner DiDonato and applicant Greco responded to questions of the Commission.

No one from the public requested to speak on these items.

Discussion ensued.

MOTION by: Commissioner Goldfarb, seconded by Commissioner Simpson to move the Resolution of the Planning Commission of the City of Belmont Adopting an addendum to a Mitigated Negative Declaration of Environmental Significance and a Mitigation Monitoring and Reporting Program for the

Construction of a Car Wash, Food Mart and Gasoline Station on two lots at 1001 and 1041 Old County road (Appl. No. 2014-0064)

Ayes: Goldfarb, Simpson, Mates, MacDonald, Hurt

Noes: None

Abstain: McCune

Motion passed 5/0/1

MOTION by: Commissioner Goldfarb, seconded by Commissioner MacDonald to move the Resolution of the Planning Commission of the City of Belmont Approving a Conditional Use Permit and Design Review Permit Amendments for the Construction of a Car Wash, Food Mart and Gasoline Station on Two Lots at 1001 and 1041 Old County road (APN: 040 & 040-332-230)

Ayes: Goldfarb, MacDonald, Simpson, Mates, Hurt

Noes: None

Abstain: McCune

Motion passed 5/0/1

Chair Hurt noted the items can be appealed to the City Council within 10 calendar days.

6. ADJOURNMENT: Meeting Adjourned at 8:20 pm.

Adjournment To: Tuesday, May 5, 2015 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.